

CAMDEN RIDGE

a great place to live since 1994.

2006
Home Owners Association

12th Annual Meeting

10/5/2006

CAMDEN RIDGE

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A Big Thank YOU!!

Folks

Starbucks

Peachtree Dinner / Sage

Little Alley

Special Thanks to Mr. Taco

And the Best Western Hotel

Welcome new neighbors!

John W. West

Glen Tukes

Kathyrn Lauren McOwen

Volmir Viapiana

Farahnaz Ofogh

Dennis Lackery/Amity Zvanut

Robert A. Cass

Laura Huskey

Janetta Lavender

Mary Cancado

Gianni Walkey

**John-Michael Teter &
Amy B.Ellingham**

Michelle Machen

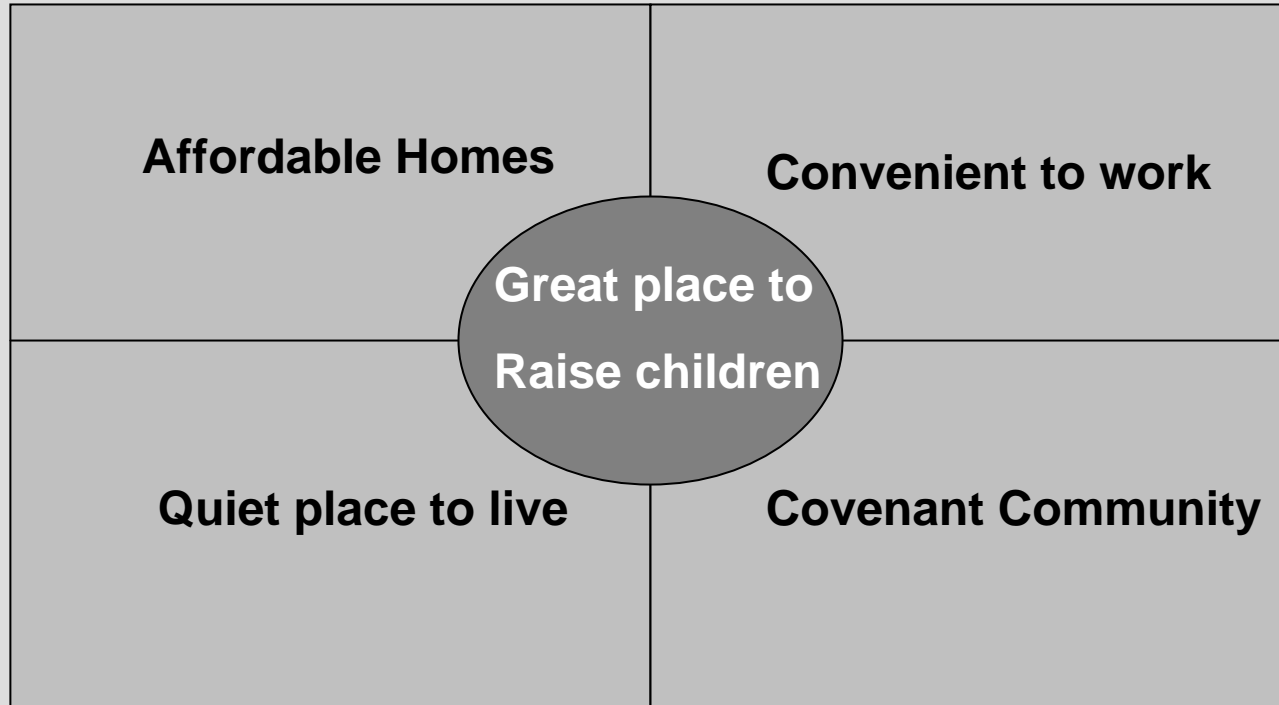
Janet Murray

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Audience Participation Time!!

Why did you choose to live in Camden Ridge?



How long do you plan on living in Camden Ridge?

- **1 year**
- **2 years**
- **More than 2 years but less than 5**
- **More than 5 years but less than 10**
- **More than 10 years, love it here and want to retire here.**

Would you recommend others to move to Camden Ridge?

(YES)

(NO)

(MAYBE) where are the free prizes you mentioned in the newsletter?

Understanding the role of your HOA

- ❖ Monitor and enforce the Covenants
- ❖ Bring issues to home owners that could impact their home values
- ❖ Host events that encourage community involvement
- ❖ Maintain the financial well being of the HOA
- ❖ Look for ways to improve the community and home values.

Agenda

- **Roswell News**
- **Camden Ridge HOA year in review**
 - Financial Review
 - Crime Report
 - Review of the Good to Great Strategy
 - Home Sales Report
- **Important issues facing Camden Ridge**
 - Yearly maintenance expenses are on the rise
 - Concerns over the rising number of renters in the neighborhood
 - Safety concerns about the number of cars parked on the street
 - Structuring the enforcement of your covenants
 - New laws on how to recover monies due to the HOA
- **Goals for 2007**

Roswell News

- ❖ On May 7th, USA Today came out with the top ten best places to raise your family. **Roswell, GA placed 3rd!!!**

The information came from a new book out authored by Bert Sperling and Peter Sander, *Best Places to Raise Your Family: The Top 100 Affordable Communities in the U.S.* (Frommer's, \$24.99).

- ❖ **Roswell passes new occupancy ordinances...**

Section 5.2.4 Limited Number of Unrelated Persons

- (a) All dwelling units within the E-2 single family estate residential district shall be restricted to occupancy by a family and up to no more than two (2) other persons who are not related to any of the family members by blood, legal adoption or marriage within the third degree of consanguinity or within the second degree of affinity, except as specifically required by federal or state law.
- (b) Prima facie proof of occupancy of a dwelling unit by more than two (2) unrelated persons is established in any prosecution for violation of this section if it is shown that the same four (4) or more vehicles with registration to persons having different surnames and addresses were parked overnight at the dwelling unit a majority of nights in any twenty-one day (21-day) period. This establishment of a prima facie level of proof in this subsection does not preclude a showing of "occupancy" of a dwelling unit by a person in any other manner.

Roswell News

2005

2006

90,538

of Residents

81,775



\$83,925

**Median Household
Income**

\$98,551



\$252,475

Median Home Value

\$250,100



From CNN/Money Best Places to Live Roswell GA September 2005

Source -<http://money.cnn.com/magazines/moneymag/bplive/2006/snapshots/PL1367284.html>

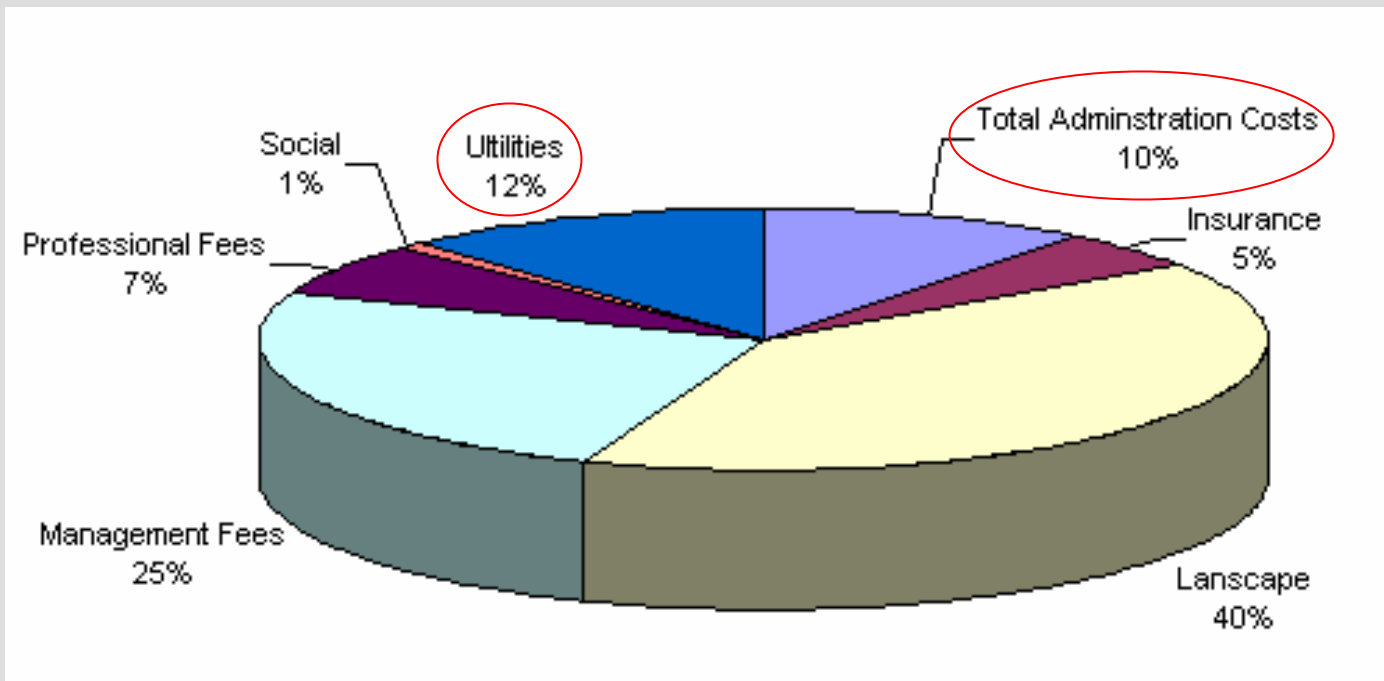
Camden Ridge HOA year in review

2006 YTD Financial Review

• Current Assets	
– First Union (Wachovia) National Bank	\$ 8,890.74
– Wachovia Money Market – (Maintenance Reserve)	<u>\$ 5,068.83</u>
Total Assets	\$13,959.57
• Liabilities & Equity	
– Opening Balance Equity	\$7,800.00
– Retained Earnings	\$376.64
– Net Income	<u>\$ 5,782.93</u>
Total Equity	\$ 13,959.57
Total outstanding monies due the HOA	\$2,002.56

Camden Ridge HOA year in review

2006 YTD Financial Review -- Where does all the money go?



— Indicate increases above current budget

Camden Ridge Crime Report

March 5th 2006 - Major Car Accident on Warsaw Rd

Residents of Farnworth Lane were awoken at 3:30 am on Sunday March 5th when a car crashed into the fence that runs along Warsaw Road. There was damage to common property and as well as to the property of two homeowners. Roswell Police and Emergency Services responded within seconds and two people were transported to local hospitals by helicopter.

April / May 2006 – Camden Ridge experiences a string of Home Burglaries. Roswell Police did a great job of tracking and catching the specific individual responsible for this activity.

May 2006 – Camden Ridge experiences a string of incidents with kids entering unlocked cars. They were caught through the help of a concerned citizen in the neighborhood.

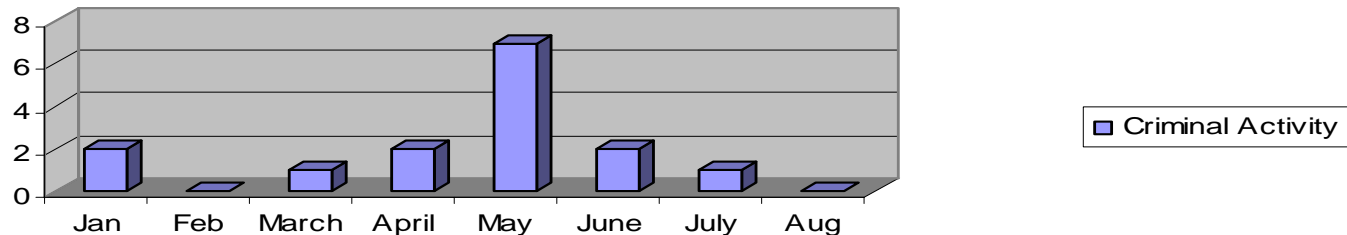
2006 Camden Ridge Crime Report (Criminal Activity)

Criminal Activity

BURGLARY-FORCE, RESIDENCE
 CRIMINAL TRESPASS
 ENTERING AUTO
 IDENTITY FRAUD
 THEFT
 THEFT OF LOST OR MISLAID PROPERTY
 THEFT X ENTERING AUTO

	Jan	Feb	Mar	Apr	May	Jun	July	Aug
BURGLARY-FORCE, RESIDENCE				2	1		1	4
CRIMINAL TRESPASS						1		1
ENTERING AUTO					1			1
IDENTITY FRAUD	1							1
THEFT			1					1
THEFT OF LOST OR MISLAID PROPERTY						1		1
THEFT X ENTERING AUTO	1				5			6
TOTAL	2	0	1	2	7	2	1	0

Criminal Activity



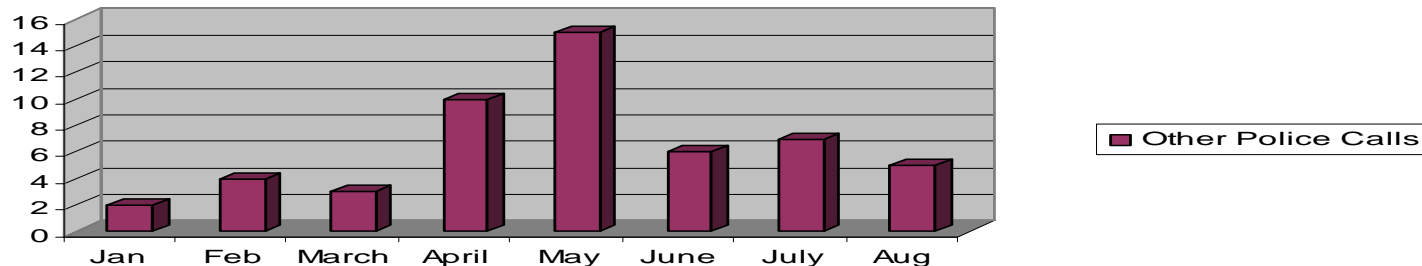
2006 Camden Ridge Crime Report (other police calls)

Other Police Calls

AUDIBLE ALARM
 911 HANG UP
 ILLEGAL PARKING
 LOUD PARTY
 MEET PERSON
 MIR-INFORMATION ONLY-NO OFFENSE
 MISSING PERSON
 OPEN DOOR
 PREMISE CHECK
 SUSPICIOUS ACTIVITY
 SUSPICIOUS PERSON / AUTO
 WELFARE CHECK

	Jan	Feb	Mar	Apr	May	Jun	July	Aug	
AUDIBLE ALARM	1					1		1	3
911 HANG UP						1			1
ILLEGAL PARKING								1	1
LOUD PARTY				1	3		1		5
MEET PERSON				2	1	1	1	2	7
MIR-INFORMATION ONLY-NO OFFENSE						1			1
MISSING PERSON		4							4
OPEN DOOR	1								1
PREMISE CHECK			3	5	10	1	4		23
SUSPICIOUS ACTIVITY							1		1
SUSPICIOUS PERSON / AUTO				1	1	1		1	4
WELFARE CHECK				1					1
TOTAL	2	4	3	10	15	6	7	5	

Other Police Calls



Introduction of your Architectural and Environmental Control Committee (AECC)

Dr. Charles Weiss, Chairperson

David Glaser, Liaison to the Board

Cindy Naugle

Matt Dingeldey

Stephanie Hoops

Jim Mason

AECC Year in Review 2005-6

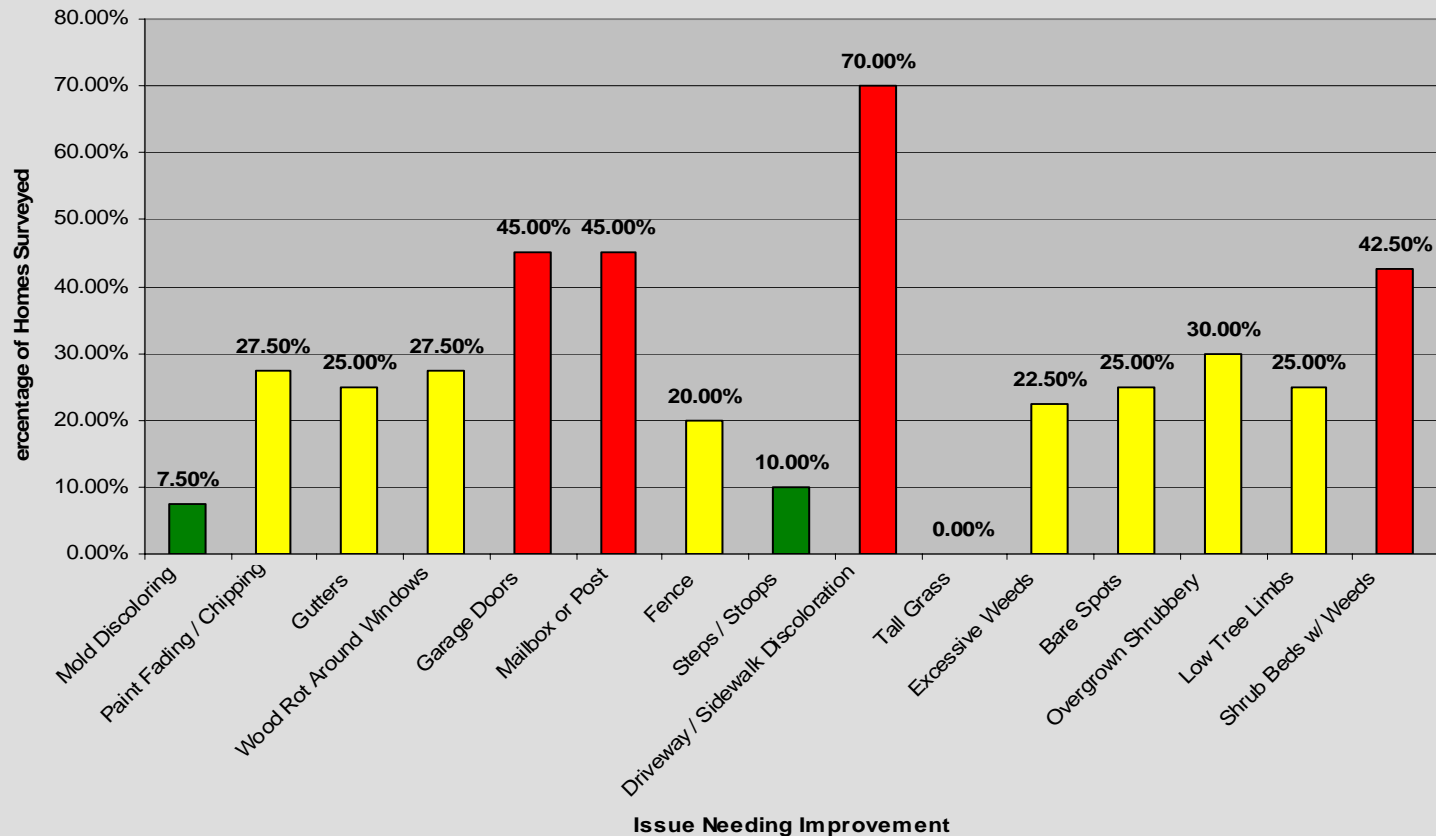
- 1. At the Board's request, a committee was formed to handle AECC issues only.**
- 2. Completed Neighborhood Evaluation.**
- 3. Developed guidelines for paint, landscape and fence approval that included adjoining neighbor input.**
- 4. Responded to neighborhood complaints regarding breaches of covenants and city ordinances.**
- 5. Developed positive, on-going relationships with Code Enforcement for City of Roswell and Roswell Police Department.**
- 6. Worked to educate homeowners on the existence of the covenants and the procedures for review.**

AECC Goals for 2006-7

- 1. Continue unbiased evaluation of complaints.**
- 2. Further define the design standards for inter-user reliability.**
- 3. Add to the fencing standards based on currently available materials.**
- 4. Transition from passive to active participation of covenant guidelines.**
 - a) We only acted on formal complaints this year.**
 - b) Homeowner education of what the covenants are.**
 - c) Earlier intervention to protect homes and reduce complaints.**
- 5. Scheduled monthly AECC meetings to maintain progress of Good to Great Campaign.**
- 6. Define roofing standards for the neighborhood to insure quality and keep homeowners from being taken advantage of by contractors.**
- 7. Work closely with other committees to keep Camden Ridge a happy place to live.**

Review of our Good To Great Strategy

Camden Ridge Home Survey Results



Camden Ridge Home Values Report

- 50% Turnover – since 2001
- 9 homes have resold twice – since 2001
 - Average increase 8% or \$13K

6 Year Analysis Shows (2001-2006)

- **13% Growth** in Slabs – Appreciated **\$25K**
Average Home Sale in 2006 - \$215,300 - 5% Annual Growth
- **18% Growth** in Basements – Appreciated **\$35K**
Average Home Sale in 2006 - \$227,412 - 4% Annual Growth

Camden Ridge Home Values

Average time to sell a House

Slabs

2004

2005

2006

Year

66 Days

45 Days

22 Days

***3 Weeks to sell a House
with a Slab compared to
9.4 in 2004***

Basements

2004

2005

2006

Year

75 Days

0 Days

18 Days

***2.5 Weeks to sell a
House with a basement
compared to 10.7 in
2004***

Important Issues facing Camden Ridge

❖ Yearly maintenance expenses are on the rise

2006 saw increases in:

Postage - (\$100) over budget

Controllable Expense

Printing - (\$150) over budget

Controllable Expense

General Repairs - (\$596 over budget)

Variable Expense

Legal Fees - (\$351 over budget)

Controllable Expense

Water Bill – (\$344 over budget)

Variable Expense

Total Variable Expense - \$940

Your Board has approved a 5% increase in the annual dues to cover this gap for 2007. Total dues for 2007 will \$199.

Important Issues facing Camden Ridge

❖ Concerns over the number of renters in the neighborhood

We have **11%** of our neighborhood renting out their homes.

- Does this impact home values in the neighborhood? (Yes & No)
 - **(YES)** Because the general assumption is that renters will not keep up the property because they have no ownership in the property.
 - **(YES)** Your HOA has had to respond to several instances of home and yard maintenance issues with rented properties.
 - **(NO)** There are some conscientious renters who do make a significant improvement to the appearance of their residence.

Bottom line – Your HOA has seen in other neighborhoods a limitation on renting homes, and we see it as opportunity to limit our long term risk.

Important Issues facing Camden Ridge

❖ Safety concerns about the number of cars parked on the street

On any given night we have at least 15 cars parked on the street

- Are Garages being used appropriately?
 - More and more kids are playing in the streets - more cars in the streets prevents the mobility of cars to avoid collisions.

Section 22.4.1 Abandoned motor vehicle.

It shall be unlawful for any person to park or abandon a motor vehicle upon the streets of the city or upon the rights-of-way of the streets and allow said motor vehicle to remain parked or abandoned for more than ten (10) continuous hours.

Bottom line – Your HOA is suggesting that by passing this amendment it could reduce our liability for accidents and prevent kids from being injured..

Important Issues facing Camden Ridge

❖ Structuring the enforcement of your covenants

Last year during this meeting we introduced these timelines to enforce the AECC & Covenants rules. This year your HOA is suggesting incorporating them into the Covenants to help ensure that they are read and understood prior to purchasing a home here in Camden Ridge.

In addition – it provides your HOA more leverage to enforce the rules as a community.

Bottom line – This amendment is simply providing a written process of enforcing the rules within the covenants.

Important Issues facing Camden Ridge

❖ New laws on how to recover monies due to the HOA

Submission of the HOA to the Georgia Property Owner's Association Act (POA)

Automatic Statutory Liens – The POA provides that the declaration of covenants itself serves as notice that there is a lien on every lot in the community for any unpaid assessment or other charges.

Buyers and Sellers are jointly and severally liable to pay assessments.

Tenants are obligated to comply with Association regulations.

Fines – The POA gives the association a statutory power to assess fines against violators.

Late Fees and Interest – The POA allows the association to charge a late fee of the greater of \$10 or ten percent (10%) of the amount due, and interest at a rate of ten percent (10%) per annum on unpaid assessments and charges, if specified in the declaration.

Recovery of Attorney's Fees from Owners – The POA authorizes the recovery of the Association's costs of collection of the delinquent assessments, including reasonable attorney's fees actually incurred.

Perpetual Duration - If a community's covenants were recorded prior to 1994, submission to the POA will eliminate the possibility that the covenants may expire after twenty years.

Bottom line – This gives your HOA more options on retrieving monies due

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Recap of 2006 Goals

- Raising the selling price in the Neighborhood from \$213,300 to \$217,000 by 2nd quarter 2006.

Current Sales Price is \$215K for slab, \$227 for a basement.

- Have more meet and greet Community Activities. (such as a Halloween Party)

We had the Spring Party and plan on having a Halloween party later this month

- Have more recognition for home owners who exhibit Good to Great care of their homes.
- We have sent over 10 thank you letters to neighbors who have improved their homes.

Goals for 2007

Continue to build home value – Lets set a target of \$218K for a sale price of a slab and \$230 for a basement for this time next year.

Reduce the # of notices and fines based upon community involvement in the long term future of Camden Ridge

Stronger presence among neighbors to join and participate on the Board and Committees

Reminder Notice

- Committees
 - Architectural Committee
 - Newcomer
 - Neighborhood Watch
 - Newsletter staff

- **Bulk Trash Day October 21st**
- **October 28st 2006 – Camden Ridge's Halloween Street party**
- **October 2006 – A speeding study will be conducted by the City Police for our neighborhood.**

- **Amendment Vote**
- **Call for New Officers**
- **Closing Remarks**

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Good Night